

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, WALTER SMALLS, MARGARET SMITH,
JOHN LESTER, SANDRA CAMPBELL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY
CLERK: VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

FEBRUARY 16, 2016 5:15:18 P.M. 2 GEORGE STREET
6:37 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred applications.

B. New Applications:

1. 543 RUTLEDGE AVE. (WESTSIDE) (460-07-02-209) APP. NO. 162-16-B1

Request reconsideration of the Board’s decision on January 5, 2016.
Request special exception under Sec. 54-110 to allow a horizontal expansion (storage) and a vertical extension (2nd flr. apt.) to a non-conforming building footprint (detached accessory building) that does not meet the required 25-ft. rear and 9-ft. south side setback.
Request variance from Sec. 54-301 to allow the establishment of a second dwelling unit in a detached accessory building with 1,764sf of lot area per dwelling unit (3,000sf required).
Request variance from Sec.54-317 to allow main house and detached accessory building with 2-off-street parking spaces (4 spaces required).
Zoned DR-1F.
Owner-Donald Hill/Applicant-Chase Horvath

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: J.Lester SECOND: W.Smalls VOTE: FOR 5 AGAINST 0

2. 61 VANDERHORST ST. (RADCLIFFEBOROUGH) APP. NO. 162-16-B2
(460-16-03-117)

Request reconsideration of the Board’s decision on January 19, 2016.
Request reconsideration of the Zoning Administrator’s decision to allow renovations to an existing non-conforming residential use (property contains 53 dwelling units and insufficient number of parking spaces while zoning restricts number of units to approximately 16 units).
Zoned DR-2.
Owner-Vanderhorst Realty, LLC/Applicant-Henry Golabek

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

*S.Campbell arrives

3. 68 RUTLEDGE AVE. (457-03-04-028) APP. NO. 162-16-B3

Request variance from Sec. 54-301 to allow a hvac platform with a 1-ft. north side setback (6-ft. required).
Request variance from Sec. 54-301 to allow a fence section to be 9-ft. in height. (Limit is 7-ft.).
Zoned STR.
Owner-Jay Taylor/Applicants-John E. Huguley, III, Mike Besta

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

4. NORMAN ST. (WESTSIDE) (460-11-01-052) APP. NO. 162-16-B4

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,850sf; 2,500sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. north side setback, a 3-ft. south side setback, a 3-ft. total side setback and 52% lot occupancy (3-ft., 7-ft., 10-ft. and 50% limit).
Zoned DR-2F.

Owner/Applicant-Crosstown Development Partners, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

5. COMMON ALY (EAST CENTRAL) (463-12-02-074) APP. NO. 162-16-B5

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 828sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence on a lot of insufficient size (Lot area 828sf; 4,000sf required).
Request variance from Sec. 54-301 to allow construction of a single-family residence with a 3-ft. front setback, a 3-ft. rear setback, a 1-ft. west side setback, a 4-ft. total side setback and 60% lot occupancy (25-ft., 25-ft. 9-ft., 15-ft. and 50% lot occupancy limit).
Request variance from Sec. 54-317 to allow construction of a single-family residence without 2 required off-street parking spaces).
Zoned DR-1F.

Owner/Applicant-JJR Development, LLC

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval with conditions: 1) provide an easement for two parking spaces on 18 Boyer Court; 2) no fence taller than four feet adjacent to neighboring house.

MADE BY: W.Smalls SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

6. 18 BOYER CT. (EAST CENTRAL) (463-12-02-083) APP. NO. 162-16-B6

Request variance from Sec. 54-301 to allow a subdivision to create 2 single-family lots (Lot A and B) with (Lot A) having a lot area of 1,246sf and (Lot B) having a lot area of 1,466sf (Ordinance requires 4,000sf).
Request variance from Sec. 54-301 to allow construction of a single-family residence (Lot A) with a 3-ft. front setback, a 1-ft. rear setback (hvac platform), a 3-ft. south side setback (25-ft., 25-ft. and 9-ft. required).
Request variance from Sec. 54-301 to allow construction of a single-family residence (Lot B) with a 1-ft. 9-inch front setback, a 1-ft. rear setback, a 2-ft. 9-inch total front and rear setback, a 3-ft. south side setback (25-ft., 25-ft., 3-ft. and 9-ft. required).
Zoned DR-1F.

Owner/Applicant-JJR Development, LLC

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Disapproval.

MADE BY: S.Campbell SECOND: J.Lester VOTE: FOR 6 AGAINST 0

7. 156 WENTWORTH ST. (HARLESTON VILLAGE) APP. NO. 162-16-B7
(457-03-04-057)

Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra Designer Show House from March 16, 2016 to April 17, 2016.
Zoned STR.
Owner-W. Geoffrey Carpenter/Applicant-Charleston Symphony Orchestra League, Inc.

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

8. ARTICLE II., SECTION 1, ZONING ORDINANCE APP. NO. 162-16-B8
APPENDIX C RULES & REGULATIONS OF BZAZ, BZASD

Consideration of an amendment to Article II., Section 1 of the Zoning Ordinance Appendix C Rules and Regulations of the Board of Zoning Appeals—Zoning (BZAZ) and the Board of Zoning Appeals—Site Design (BZASD) to alter the 2017 BZAZ meeting schedule.

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Robinson SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

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For more information, contact the Zoning and Codes Division Office at 724-3781 or www.charleston-sc.gov

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.